



A8 Riverside Mill Bridge Place, Godmanchester PE29 2EP

Fixed Price £130,000

- Well Proportioned Apartment
- One Bedroom
- Re-Fitted Kitchen
- Private Parking Provision
- Lovely Riverside Setting
- Walking Distance Of Railway Station
- Ideal First Time Buy Or Buy To Let Purchase
- Long Lease And Share Of Freehold
- No Forward Chain

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | | |
| C (69-80) | | 78 |
| D (55-68) | 63 | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



Huntingdon 01480 414800

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huntingdon@peterlane.co.uk

SECURE COMMUNAL ACCESS TO

Panel door to

ENTRANCE HALL

Stairs to first floor, exposed timber work, inner door to

SITTING ROOM

14' 3" x 14' 1" (4.34m x 4.29m)
An open plan space incorporating **Kitchen**. Picture window to front aspect, Economy 7 storage heater, Refitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, part LVT flooring, understairs storage cupboard, exposed structural timber work, walk in shelved pantry housing fuse box and master switch.

LANDING

8' 3" x 2' 2" (2.51m x 0.66m)
Walk in airing cupboard housing water system.

FAMILY BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m)
Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with hand shower, extensive tiling, exposed structural timber work, extractor unit.

BEDROOM

14' 1" x 9' 7" (4.29m x 2.92m) plus wardrobe recess
Exposed timber work, arch picture window to front aspect, large walk in storage unit with recessed lighting.

TENURE

Leasehold.
Share of the freehold
999 year lease granted from a recent lease extension
Council Tax Band - A
Maintenance charges approximately £300 per quarter